



OFFICE OF
ZONING ADMINISTRATION

TOWN OF VERNON

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APPROVED Minutes of February 21, 2018 ZBA Meeting

Attendees: Regular Members: Donald S. Schubert, Howard Steinberg and Jennifer Roy
Alternate Members: Carmen Melaragno and Robert Mullan
Absent Member(s): Bruce P. Skivington

Also present: Andy Marchese, Zoning Enforcement Officer/Staff Liaison
Cassandra Minor, Recording Secretary

The meeting was called to order at 6:30 p.m. by Don Schubert, Chairman. Mr. Schubert read the opening statement and explained the voting requirements. He also explained the option of tabling the application to the next meeting.

All Members of the Board introduced themselves.

#1 Voting on new Board Secretary due to the resignation of Jason Cormier:

Discussion ensued. Howard Steinberg deferred to elect Jennifer Roy as Board Secretary. Jennifer Roy accepted after some discussion with the other members as to her appointment; she was of the impression she was appointed as an alternate member but would accept the position of Secretary if she was a regular member. Motion carried unanimously

#2 Discussion and Vote on Application ZBA-2018-01:

Board Secretary, Jennifer Roy read the application into record:

Application # ZBA-2018-01 Todd & Jenna Columbus, Applicants, seeking a Variance, from Vernon Zoning Regulations Section 12.3.2, **No portion of a parking area shall be located closer than ten (10) feet to the boundaries of the parcel to be used or to any highway right-of-way. The parking area is taken to be that area where a vehicle is normally stored or parked and shall not be part of an access drive, to allow parking with a zero (0) foot setback from the northern side boundary line and to allow a one (1) foot setback from the southern side boundary line, to install two new parking areas, on the property located at 40 Ward Street, in the RC Historic District-Residential Commercial Zone.**

The applicants were invited to come forward. Mr. Schubert asked Mr. Marchese for his comments. Mr. Marchese explained the property is a 3 family house that by Zoning Regulations should have 6 available parking spots, which the location currently has none. A licensed surveyor was hired and concluded that the only way to made parking available would be to add a

larger curb cut and add 2 parking spaces in that area. Traffic Authority, Fire Marshal and Director of Public Works approved curb cuts.

Todd Columbus and Jenna Columbus of 607 Bolton Road, Vernon, CT spoke on behalf of the Application.

Discussion ensued.

Board Secretary, Jennifer Roy read 2 letters of approval from abutters Linda Sutherland at 42 Ward Street, Vernon, CT (Exhibit A) and Pedro Ramirez at 38 -Unit 1 Ward Street, Vernon, CT (Exhibit B).

Public Hearing was closed at 6:51PM.

Howard Steinburg made a motion to approve Application ZBA-2018-01 for 40 Ward Street as presented. The hardship was stated as it is a non-conforming lot. Motion carried unanimously.

#3 Review Draft Minutes of September 20, 2017 ZBA Meeting:

Robert Mullan made a motion to approve the minutes of September 20, 2017. Motion carried. Members in favor: Don Schubert and Robert Mullan; Absent from this meeting: Bruce Skivington and Carl Slusarczyk (resigned); Abstentions/Absent from September meeting: Howard Steinberg, Carmen Melaragno, Jason Cormier (resigned) and Jennifer Roy (new member).

#4 Other business:

- Discussion held regarding new/returning members.
- Currently 1 Application for the meeting of March 21, 2018.

#5 Adjournment:

Jennifer Roy made a motion to adjourn at 6:55PM. Motion carried unanimously.

Respectfully Submitted,



Cassandra Minor
Recording Secretary